



ANNOTATED AGENDA

HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, October 10, 2016

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall
1000 Throckmorton Street, Fort Worth, Texas 76102

COMMISSIONERS:

Gannon Gries, Chair	<u>X</u>	<u>X</u>
Robert Gutierrez	<u>X</u>	<u>X</u>
Mitchell Moses	<u>-</u>	<u>X</u>
Brenda Sanders-Wise	<u>X</u>	<u>X</u>
Randle Howard	<u>-</u>	<u>X</u>
Edith S. Jones, Vice Chair	<u>X</u>	<u>X</u>
Mike Holt	<u>X</u>	<u>X</u>
Billy Ray Daniels	<u>-</u>	<u>-</u>
Paul Randall	<u>X</u>	<u>X</u>

I. WORK SESSION

City Council Conference Room 290

- A. Review of cases on Today's Agenda

II. PUBLIC HEARING

City Council Chamber

- A. **CALL TO ORDER:** Statement of Open Meetings Act

B. ANNOUNCEMENTS

C. APPROVAL OF THE AUGUST 8TH and SEPTEMBER 12TH MEETING MINUTES

Motion By: Brenda Sanders-Wise
Motioned To: Approve the August 8 th and September 12 th meeting minutes.
Seconded By: Brenda Sanders-Wise
Questions: 7--0

D. CONTINUED CASES

Randle Howard entered the meeting.

1. **COA16-74** **2212 5th Ave; Zoned B/HC** *Fairmount*
Applicant/Agent: Larry Nicoludis

- a. The applicant requests a Certificate of Appropriateness to replace windows on the front and side elevations.

Motion By: Edith Jones
Motioned To: Deny without prejudice because the application was withdrawn by the property owner.
Seconded By: Brenda Sanders-Wise
Questions: 8—0

2. **COA16-90** **1500 Washington Avenue; Zoned C/HC** *Fairmount*
Applicant/Agent: Louis & Emily Villanueva

- a. The applicant requests a Certificate of Appropriateness to construct a two-story garage and an addition to the existing house.

Motion By: Brenda Sanders-Wise
Motioned To: Deny without prejudice because the application was withdrawn by the applicant.
Seconded By: Edith Jones
Questions: 8—0

E. DESIGNATIONS

1. **HD16-35** **3040 Lipscomb Street; Zoned A-5** *Individual*
Applicant/Agent: Joanna Kleinschmidt

- a. The applicant requests designation as a Historic and Cultural Landmark (HC).

Motion By: Mike Holt
Motioned To: Recommend that City Council consider the request to designate 3040 Lipscomb as a Historic and Cultural Landmark and the use of the Secretary of the Interior's Standards for the Treatment of Historic Properties when evaluating any proposed alterations.
Seconded By: Brenda Sanders-Wise
Questions: 8—0

2. **HD16-36** **600 Grove Street; Zoned J** *Individual*
Applicant/Agent: Mount Gilead Baptist Church

- a. The applicant requests designation as Highly Significant Endangered (HSE).

Motion By: Brenda Sanders-Wise

Motioned To: Continue the applicant's request for designation as Highly Significant Endangered for case HD16-36 until the next regular meeting.
Seconded By: Mike Holt
Questions: 8—0

F. TAX CASES

1. **TAX16-49** **1916 Hurley Avenue; Zoned B/HC** *Fairmount*
Applicant/Agent: Amanda Blackman
 - a. Historic Site Tax Exemption - Partial and Verification
2. **TAX16-50** **2017 Mapleleaf Street; Zoned A-10/HC** *Individual*
Applicant/Agent: Carlela & Andy Vogel/Libby Willis
 - a. Historic Site Tax Exemption - Verification
3. **TAX16-51** **2221 Lipscomb Street; Zoned B/HC** *Fairmount*
Applicant/Agent: Kerry Killpack/Ron Overton
 - a. Historic Site Tax Exemption - Verification

Motion By: Brenda Sanders-Wise
Motioned To: Recommend that City Council consider tax cases TAX16-49 through TAX16-51 because they all meet the requirements of the Zoning Ordinance.
Seconded By: Edith Jones
Questions: 8—0

G. REQUESTS FOR DETERMINATION

1. Request for determination for the accessory structures. City of Fort Worth Code Compliance Department requests a determination from the Historic and Cultural Landmarks Commission, as noted in Chapter 7, Article 4, Section 7-109 of the City Code, as to whether the property at **2104 5th Avenue** in the Fairmount/Southside Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Motion By: Edith Jones
Motioned To: The HCLC determined that the accessory structure could not be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage due its extensively deteriorated and damaged condition and as a result, that its historic significance had been adversely affected by the loss of integrity.
Seconded By: Brenda Sanders-Wise
Questions: 7— 0 (Randle Howard was absent.)

2. Request for determination for the main structure. City of Fort Worth Code Compliance Department requests a determination from the Historic and Cultural Landmarks

Commission, as noted in Chapter 7, Article 4, Section 7-109 of the City Code, as to whether the property at **921 East Terrell Avenue** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Motion By: Edith Jones
Motioned To: The HCLC determined that the accessory structure could not be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage due its extensively deteriorated and damaged condition as a result, that its historic significance had been adversely affected by the loss of integrity.
Seconded By: Brenda Sanders-Wise
Questions: 7— 0 (Randle Howard was absent.)

3. Request for determination for the main structure. City of Fort Worth Code Compliance Department requests a determination from the Historic and Cultural Landmarks Commission, as noted in Chapter 7, Article 4, Section 7-109 of the City Code, as to whether the property at **5162 Velma Drive** in the Stop Six: Sunrise Edition Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Case was withdrawn therefore there was no motion by the HCLC.

H. NEW CASES

1. **COA16-92** **1727 Hurley Avenue; Zoned C/HC** *Fairmount*
Applicant/Agent: Jay Lotven/Clint Austin

- a. The applicant requests a Certificate of Appropriateness for the installation of 22 roof-mounted solar PV panels on the south facing side roof slope.

Motion By: Brenda Sanders-Wise
Motioned To: Approve as submitted.
Seconded By: Edith Jones
Questions: 8—0

2. **COA16-93** **1616 Washington Avenue; Zoned C/HC** *Fairmount*
Applicant/Agent: Kyle Keeves/Vicki Reeves

- a. The applicant requests a Certificate of Appropriateness to undertake alterations to the front elevation, install four skylights, and replace the front door.

Motion By: Brenda Sanders-Wise
Motioned To: Approve as submitted
Seconded By: Mike Holt
Questions: 8—0

3. **COA16-94** **2340 Lipscomb Street; Zoned B/HC** *Individual*
Applicant/Agent: Danielle and John Morris

- a. The applicant requests a Certificate of Appropriateness to construct a single story addition.

Motion By: Edith Jones
Motioned To: Approve as submitted
Seconded By: Paul Randall
Questions: 8—0

4. **COA16-95** **2217 Lipscomb Street; Zoned B/HC** *Fairmount*
Applicant/Agent: William Gerhart/Sarah Trotter

- a. The applicant requests a Certificate of Appropriateness to construct a two-story garage.

Motion By: Mike Holt
Motioned To: Approve subject to the applicant providing final drawings to staff that are in general conformity to the concept plans submitted.
Seconded By: Brenda Sanders-Wise
Questions: 8—0

5. **COA16-96** **1621 S Henderson Street; Zoned C/HC** *Fairmount*
Applicant/Agent: Dr. Romero Bachard/Kyle Strouse

- a. The applicant requests a waiver from the Fairmount Historic District Design Standards to replace original cedar shingles on the main house gable ends and dormers with Hardie Shingles.

Motion By: Brenda Sanders-Wise
Motioned To: Continue to allow the owner the opportunity to provide the following: <ul style="list-style-type: none">a. proof by a preponderance of the evidence, that no reasonable opportunity exists to recover the cost of the proposed work if such work is required to be in accordance with the design guidelines;b. independent quotations of costs from appropriately-skilled contractors for the performance of all the work in compliance with the design guidelines;c. independent quotations of costs from appropriately-skilled contractors for the removal of the recently-applied Hardie Shingle from the south gable and dormers only – and the installation of in-kind shingles to the south gable and dormers
Seconded By: Edith Jones
Questions: 8—0

6. **COA16-97** **1028 E Tucker Street; Zoned A-5/HC** *Terrell Heights*
Applicant/Agent: Roberto Blanco

- a. The applicant requests a Certificate of Appropriateness to replace wood windows on the rear and right elevations of the main structure with vinyl windows.

Motion By: Edith Jones
Motioned To: Approve subject to the following: a. That vinyl windows are not used as replacement windows in front of the lean-to (located on the right side of the house) where three wood windows presently exist; and b. That all wood windows be examined for rehabilitation potential prior to their replacement and if not repairable, that they be replaced in-kind.
Seconded By: Brenda Sanders-Wise
Questions: 8—0

7. COA16-98 1724 Fairmount Avenue; Zoned C/HC *Fairmount*
Applicant/Agent: Reuben and Nicole Phillips

- a. The applicant requests a Certificate of Appropriateness to construct a detached single-story garage.

Motion By: Brenda Sanders-Wise
Motioned To: Approved as submitted
Seconded By: Edith Jones
Questions: 7—0 (Mike Holt left the meeting)

Mike Holt returned to the meeting.

8. COA16-99 1217 E Robert; Zoned A-5/HC *Morningside*
Applicant/Agent: Demetria Kneeland

- a. The applicant requests a Certificate of Appropriateness to construct a one-and-one-half story residence and detached garage in a historic style.

Motion By: Brenda Sanders-Wise
Motioned To: Approve subject to the following: a. That the eave brackets be omitted; and b. That the windows omit applied muntin bars, using a 1/1 window design as appropriate
Seconded By: Edith Jones
Questions: 8—0

Gannon Gries recused himself for the next two cases and left the meeting.

9. COA16-100 2408 N Main; Zoned PD-1017/HSE *Stockyards*
Owner: Murrin Bro 1885, Ltd.
Agent: Bennett Benner Partners

- a. The applicant requests a Certificate of Appropriateness to rehabilitate the building, construct a new roof, and construct a glazed enclosure for the east façade.

Motion By: Brenda Sanders-Wise
Motioned To: Approve subject to the following conditions: <ol style="list-style-type: none"> 1. That condition assessments for historic fabric proposed to be replaced be provided; 2. That a materials and methods specification for the repair of historic masonry be provided; and 3. That a Temporary Protection Plan, which identifies potential risks and mitigation measures to be undertaken for the remaining historic walls be provided.
Seconded By: Edith Jones
Questions: 6—1 (Robert Gutierrez dissented)

10. COA15-70R

**122 East Exchange Avenue; Zoned PD-1017/HC
Owner: Fort Worth Heritage Development LLC
Agent: Bennett Benner Partners**

Stockyards

- a. The applicant requests a Certificate of Appropriateness for the construction of a structural frame and roof for Barn F including clerestory windows, the addition of one storefront opening on the North (Creek Alley) Elevation, and the removal of approximately 15 linear feet of the north masonry wall near Marine Creek.

Motion By: Brenda Sanders-Wise
Motioned To: Approve subject to the following conditions: <ol style="list-style-type: none"> 1. That condition assessments for historic fabric proposed to be replaced be provided; 2. That a materials and methods specification for the repair of historic masonry be provided; 3. That the applicant work with Staff to ensure that the final design includes substantive evidence of the original footprint and massing of Barn F after the removal of the concrete-block west wall; 4. That the applicant consider the number of new openings being cut into the masonry walls based on substantiated need; and 5. That a Temporary Protection Plan, which identifies potential risks and mitigation measures to be undertaken for the remaining historic walls be provided.
Seconded By: Edith Jones
Questions: 7—0

11. COA16-101

**1132 E Humbolt Street; Zoned A-5/HC
Applicant/Agent: Catherine M Taylor**

Terrell Heights

- a. The applicant requests a Certificate of Appropriateness to demolish the accessory structure.

Motion By: Mike Holt
Motioned To: Approve as submitted
Seconded By: Randle Howard
Questions: 6—0

III. ADJOURNMENT: 3:47 P.M.